

City of Alexandria, Virginia

MEMORANDUM

8
12-14-02


DATE: DECEMBER 13, 2002

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: PHILIP SUNDERLAND, CITY MANAGER^S

FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING

SUBJECT: DOCKET ITEM #8
DEVELOPMENT SITE PLAN #2002-0004
1708 - 1710 PRINCE STREET



The purpose of this memorandum is to request deferral of the site plan appeal on the Prince Street Office building by Duke Street Enterprises, Inc., represented by the Honorable Robert L. Calhoun, attorney. Staff is requesting this deferral to continue to work with the applicant regarding refinement of the building facade fenestration treatment to ensure that it is compatible with the neighboring buildings.

cc: Michele Evans, Assistant City Manager

REDMON, PEYTON & BRASWELL, L.L.P.

510 KING STREET, SUITE 301
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 684-2000
FACSIMILE (703) 684-5109

8
12-14-02

October 23, 2002

Beverly Jett
City Clerk and Clerk of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314

Re: Development Site Plan #2002-0004 - 1710
Prince Street - Appeal from Decision of Planning Commission

Dear Ms. Jett:

On behalf of the Appellant, Duke Enterprises, Inc., in the above-entitled matter, it is request that the public hearing before City Council presently scheduled for November 16, 2002 be re-scheduled for the public hearing meeting in December. I am authorized to state that the Department of Planning has no objection to this request.

Sincerely,

Robert L. Calhoun

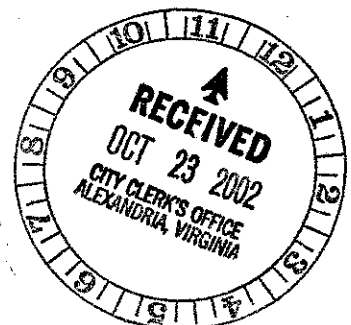
Duke Enterprises, Inc.

By counsel

Robert L. Calhoun

Redmon, Peyton & Braswell, LLP

cc: Director
Department of Planning and Zoning
City Attorney



8
12-14-02

Docket Item #21
DEVELOPMENT SITE PLAN #2002-0004
1708-1710 PRINCE ST

Planning Commission Meeting
September 3, 2002

ISSUE: Consideration of a request for a development site plan extension for construction of an office building.

APPLICANT: Duke Enterprises Inc.
by Robert L. Calhoun, attorney

LOCATION: 1708-1710 Prince Street

ZONE: OCH/Office Commercial High

PLANNING COMMISSION ACTION, SEPTEMBER 5, 2002: On a motion by Mr. Dunn, seconded by Mr. Robinson, the Planning Commission voted to approve the site plan, subject to all applicable codes and ordinances and staff recommendations, with an amendment to condition #33 and the addition of a new condition #40. The motion carried on a vote of 7 to 0.

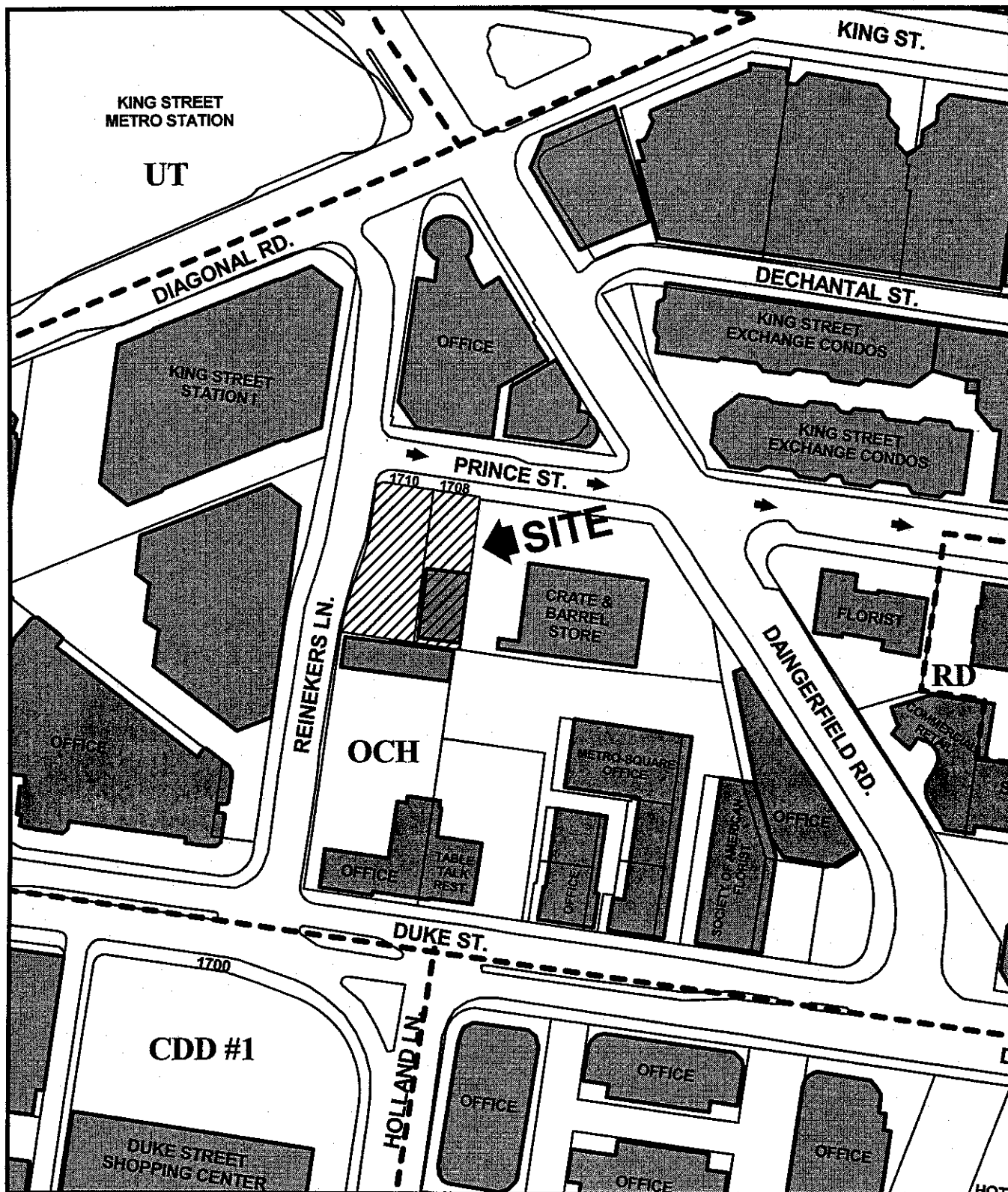
Reason: The Planning Commission agreed with the staff analysis. The Commission asked for assurance that the applicant would agree with staff on revisions/modifications to the building's exterior design treatment. The applicant's representative, Mr. Calhoun, indicated that the applicant was in agreement to working out the design issues with staff as expressed in staff condition #33, as amended by Mr. Dunn.

Speakers:

Robert Calhoun, attorney, represented the applicant.

PLANNING COMMISSION ACTION, JULY 2, 2002: By unanimous consent, the Planning Commission deferred the request.

Reason: The applicant requested the deferral.



DSP #2002-0004

09/03/02



SUMMARY:

The applicant, Duke Street Enterprises, Inc., is requesting an extension to a development site plan (DSP#2000-0043) for the construction of a three-story 25,972 sq.ft. office building located at the southeast corner of Prince Street and Reinekers Lane. The applicant is seeking an extension of the application because they have been unable to identify an office tenant for the building and seek additional time with which to market the building.

The original site plan (DSP#99-0027) was appealed and approved by City Council on January 22, 2000, with conditions, after it had been denied by the Planning Commission at its November 1999 public hearing. Staff and the Planning commission had not supported the application, concluding that the proposed building did not conform with the site plan provisions requiring compatibility of project design with the surrounding neighborhood. Staff had a number of concerns about the site plan, and how the building and its parking, curb-cuts, etc. related to the street. In addition, staff noted significant concerns with the design of the building itself.

The applicant appealed the Planning Commission denial to City Council. After a deferral and some refinements to the project, City Council approved the proposed building stipulating two additional conditions aimed at making the building more compatible with surrounding development:

#23. *All building wall planes shall be plumb and vertical.*

#24. *All exterior finishes, except for the window glazing system and cast stone accent trim, if any, shall be either of a brick red color or other medium value earth tone color, and of masonry or stucco finish.*

Subsequent to the City Council approval the applicant filed an amendment to the approved site plan (DSP#00-0043) to allow changes in certain site plan elements and in order to eliminate two conditions of the approval, 1) the requirement for a monetary contribution to the King Street Improvement District and 2) the prior approved contribution to the City's Affordable Housing Trust Fund. The City approved the amendment, except for the elimination of the two conditions. However, upon further legal action, the City agreed to allow the applicant to credit prior contributions to the King Street Gardens project in lieu of contributions to the King Street Improvement Fund. The applicant submitted a final site plan for the project in March of 2001, but the applicant did not pursue the final site plan process because they had been unable to secure a building tenant.

The applicant now seeks an extension to these prior approvals, which expired July 13, 2002 (this application was filed prior to the extension, allowing the Planning Commission to extend the site plan). Staff continues to have concerns about the project's compatibility with surrounding development.

One of the early issues identified by staff, the provision of two separate curb cuts for the 44 parking spaces, has never been addressed. The building has two garage entrances to serve 44 parking spaces, which is unusual for a building of this size. Having the second garage entrance along Prince Street creates numerous design problems for the site, and clutters the street unnecessarily with curbcuts. It would have been more appropriate to have just the one garage entrance on Reinekers Lane where parking and building services would be less conspicuous.

In addition, staff continues to have concerns about the form and design of the building. A fundamental urban design principle is that buildings should relate to each other to facilitate context and consistency between various buildings. This is not say that buildings need to be replicated, but that there are certain architectural design principles that need to be followed to establish these relationships between buildings within an area.

Despite these concerns, staff is recommending approval of the extension, subject to specific conditions, because the plan was previously approved. We have included a recommendation for additional refinements to this building design aimed at making the mass and form of the building--rather than its specific design--more compatible with surrounding development in the lower King Street area.

The applicant has indicated, in the attached letter to staff, dated August 8, 2002, their view that the site plan extension should not be treated as a new application with new conditions. However, any extension of amendment request is, in fact, equivalent to the new application. The applicant has expressed a willingness to continue working with staff on changes to the building's design so long as the changes are not major. With this position, staff believes that there may be an opportunity to continue working with the applicant to modify the building's exterior appearance within the framework of the current design

STAFF RECOMMENDATION:

Staff recommends **approval** of the extension request. If Planning Commission approves the request, staff recommends approval subject to all applicable codes and ordinances and the following conditions:

1. Any inconsistencies between the various drawings submitted by the applicant shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSP #99-0027) (DSP#2000-00043)
2. Relocate the column in the immediate vicinity of the elevator shaft adjacent to Reinekers Lane on level P-1 of the parking garage. The current location of the column reduces the travel aisle width to 12.5'. Maintain a minimum clear travel aisle distance of 20' throughout the parking garage. (P&Z) (DSP #99-0027) (DSP#2000-00043)
3. Provide a landscape plan which delineates the size, location, species, planting details, specification and character of proposed off-site street trees. (P&Z) (DSP #99-0027) (DSP#2000-00043)
4. Provide brick side walks as illustrated on the site plan. (P&Z) (DSP #99-0027) (DSP#2000-00043)
5. The applicant shall locate and adequately screen all utility structures (except fire hydrants) visible from all public areas outside the site, to the satisfaction of the Director of P&Z. (P&Z) (DSP #99-0027) (DSP#2000-00043)
6. The applicant shall provide details of enclosures and methods for providing appropriate screening of all proposed recycling and dumpster facilities adjacent to the public right-of-ways, to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (DSP #99-0027) (DSP#2000-00043)
7. Temporary structures for construction or sales personnel, as well as sales/marketing signs, shall be permitted, and the period such temporary structures are to remain on site, as well as the size and site design for such structures, including signs, shall be subject to the approval of the Director of P&Z. (P&Z) (DSP #99-0027) (DSP#2000-00043)

8. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z) (DSP #99-0027) (DSP#2000-00043)
9. Provide one (1) additional street tree along Prince Street. (RP&CA) (Health) (P&Z) (DSP #99-0027) (DSP#2000-00043)
10. The BMP shall treat the Water Quality Volume for the entire site. (T&ES) (DSP #99-0027) (DSP#2000-00043)
11. The storm water Best Management Practices (BMP's) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (DSP #99-0027) (DSP#2000-00043)
12. Show existing and proposed street lights and site lights. (T&ES) (DSP #99-0027) (DSP#2000-00043)
13. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. (T&ES) (DSP #99-0027) (DSP#2000-00043)
14. Provide manufacturer's specifications for the fixtures. (T&ES) (DSP #99-0027) (DSP#2000-00043)
15. Provide lighting calculations to verify that lighting meets City Standards. (T&ES) (DSP #99-0027) (DSP#2000-00043)
16. The applicant shall consult with the Crime Prevention Unit of the Alexandria Police Department regarding lock hardware and alarms for the building prior to commencement of construction. (Police) (DSP #99-0027) (DSP#2000-00043)
17. Provide controlled access to the parking garage. (Police) (DSP #99-0027) (DSP#2000-00043)

18. Lighting within the parking garage shall be a minimum maintained 2.0 foot candles. (Police) (DSP #99-0027) (DSP#2000-00043)
19. The applicant shall work with the Police Department to improve public safety in the parking garage. (DSP #99-0027) (City Council) (DSP#2000-00043)
20. All documentary and archaeological investigations, procedures, products and personnel on this project shall conform to the *City of Alexandria Archaeological Standards* and the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*, as interpreted by the Director of the Office of Historic Alexandria. (Archaeology) (DSP #99-0027) (DSP#2000-00043)
21. The applicant shall provide a cash contribution to the Housing Trust Fund in the amount of \$.50 per gross square foot, payable at the time of receipt of the certificate of occupancy permit to the end user. (Housing) (DSP #99-0027) (City Council) (DSP#2000-00043)
22. All building wall planes shall be plumb and vertical. (DSP #99-0027) (City Council) (DSP#2000-00043)
23. All exterior finishes, except for the window glazing system and cast stone accent trim, if any, shall be either of a brick red color or other medium value earth tone color, and of masonry or stucco finish. (DSP #99-0027) (City Council) (DSP#2000-00043)
24. Maintain a minimum 6'-0" clear pedestrian walkway area between the exterior building walls and the tree planters along Reinekers Lane and Prince Street. No more than 1'-0" of the tree grate area may be counted toward the 6' pedestrian access area. (P&Z) (T&ES) (DSP#2000-00043)
25. Provide 4' x 6' tree pits with tree gates to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (DSP#2000-00043)
26. Developer shall comply with the peak flow requirements of Article XIII of the zoning ordinance. (T&ES) (DSP#2000-00043)
27. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES) (DSP#2000-00043)
28. Provide brick paver or stamped asphalt pedestrian crossings across all vehicular entrances. (T&ES) (City Council) (DSP#2000-00043)

29. Prior to the start of construction, developer shall submit shop drawings to T&ES for approval for the following: traffic and pedestrian signage and poles; and brick pavers or stamped asphalt pedestrian crossings. (T&ES) (DSP#2000-00043)
30. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSP#2000-00043)
31. Proposed force main along Prince Street for publically maintained storm sewer is not acceptable. Provide minimum 18" diameter gravity storm sewer in Prince Street and connect to existing public storm sewer in Daingerfield Road. (T&ES) (DSP#2000-00043)
32. Condition Deleted by City Council, but with the request that the applicant be strongly encouraged to work with Transportation and Environmental Services to not open cut at all; if there is cutting, the applicant can go ahead and do trenching, and then Transportation and Environmental Services will go back within a year to reinspect the area, and, if there is sinking of the asphalt, then the applicant will be required to bring it back up to grade. (City Council) (DSP#2000-00043)
33. The applicant shall work together with the City to agree on a building facade and fenestration treatment to ensure that it is compatible with the neighboring buildings and has a distinct base, middle and top. (P&Z) (PC)
34. Provide updated building facade elevations for review and approval by the Director of P&Z prior to submission of building permit plans. (P&Z)
35. Re-align the ADA ramps to the satisfaction of the Director of T&ES. (T&ES) (P&Z)
36. Provide parking garage layout plan. (T&ES)
37. Provide plan and profiles for proposed storm and sanitary sewers. Include class of pipe to be installed. (T&ES)
38. Specify type of brick paver to be used on public sidewalk. Brick pattern shall be running bond parallel to street. Provide construction detail of sidewalk and show pattern correctly on plan. (T&ES)
39. Brick driveway apron shall be wet-mortar set on concrete base with a running bond pattern perpendicular to sidewalk pattern. (T&ES)

40. Provide improved safety conditions for pedestrians and vehicles exiting both the parking garages (Prince and Reinekers), to the satisfaction of the Director of T&ES, to correct for the limited sight distance at the garage entrances. Safety improvements may include a possible reconfiguration of the building walls on the garage exit drive aisles. (PC)

DISCUSSION:

The applicant, Duke Street Enterprises, Inc., is requesting an extension to development site plan (DSP#2000-0043) for the construction of a three-story 25,972 sq.ft. office building located at the southeast corner of Prince Street and Reinekers Lane. The site plan was originally approved by City Council, on appeal from the Planning Commission, on January 22, 2000, and was amended by the Planning Commission on November 9, 2000 and by City Council on January 13, 2001, on appeal of the Planning Commission action not remove certain conditions. The applicant is now seeking an extension of the site plan because they have been unable to market the building to a tenant and needs additional time to continue marketing the project.

Staff originally recommended denial of this application, and continues to have concerns about the proposed project's site and building design. Most significantly, the small building has two curb-cuts and the design of the building continues to be out of character with surrounding development. Nonetheless, staff is not recommending denial of the extension because the site plan has been previously approved.

Curbcuts

This small building, with 44 parking spaces, has been designed with two curbcuts, one on Reinekers and one on Prince Street. Typically, the City seeks to minimize the number of curbcuts that a building would have, for reasons of both traffic circulation and site design. On a small site, multiple curbcuts detract from the ability of a building to relate properly to the street, and the curbcuts also disproportionately impact the sidewalks and streetscape, which is particularly important in this location near Metro.

Building Design

The design of this building has been a concern since the original application was filed. The applicant has consistently maintained that the city has no authority under the site plan regulations to apply conditions related to building design. However, staff believes that the site plan provisions do provide some authority to direct the form and character of building so that it is not completely foreign to the area and therefore incompatible with the neighborhood. Staff is not attempting to redesign the building, but has advocated that the building's design should reflect the most basic principles of architectural design treatment such as creating a building base, middle and top, providing consistent and conventional window treatments, providing for a well-defined building entrance and some modest forms of building ornamentation such as the use of cornices to define the vertical and horizontal proportions of the building. Incorporation of these elements will help the building to relate more appropriately with other development in the lower King Street area. Staff has recommended new conditions that suggests modest modifications to the building's exterior design treatment that will improve and enhancing the appearance of the building, thereby producing a more traditional appearance to the building.

The exterior building material being proposed for the exterior facade is EIFS which is an inexpensive alternative to stucco. This material is relatively flexible for creating articulation and layering. Although not a desirable material, it is being used on the Hoffman office building retrofit and has created some articulation and visual interest to the buildings exterior.

Transportation and Environmental Services Conditions:

The Department of Transportation and Environmental Services has recommended several new conditions for clarifying public improvement requirements. However, one of the new conditions relates to pedestrian safety (condition #35). The condition would require the applicant to realign the ADA handicap ramps and to reconfigure the building walls at both garage entrances to facilitate improved sight lines between pedestrians and motorists. The current building design does permit drivers and pedestrians to see one another when a vehicle is exiting the parking garage. The applicant objects to this requirement because they believe staff should not be introducing a new requirement because the site plan has already undergone final site plan review. The condition would also result in significant changes to the building plans, including wider garage openings, which Planning staff does not support. Although it is the City's position to impose new requirements on site plan amendments or extensions, the requirement does impose a significant change to the building's design. A viable alternative to cutting back the building walls would be to provide pedestrian mirrors which will provide improved visual access between pedestrians and motorists. This is frequently used at parking garage entrances where there are poor sight lines. The Department of Transportation and Environmental Services does not support this alternative because the mirrors may be affected by weather. Planning staff is not recommending this condition because it results in significant changes to the building which increases the width of the garage entrances.

Recommendation:

Planning staff recommends approval of the applicant's site plan extension request subject to the new conditions recommended by staff.

STAFF: Eileen Fogarty, Director, Planning & Zoning
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

Planning and Zoning staff has modified this condition to remove the requirement for providing improved sight lines at both garage entrances.

- R-1 Re-align the ADA ramps and re-configure the building walls on the garage exit drive isles to provide improved sight distance at both entrances (Prince & Reinekers) to the satisfaction of the Director of T&ES.
- C- 1 Bond for the public improvements must be posted prior to release of the plan.
- C- 2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C- 3 The sewer tap fee must be paid prior to release of the plan.
- C- 4 All easements and/or dedications must be recorded prior to release of the plan.
- C- 5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C- 6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C- 7 All utilities serving this site to be underground.
- C- 8 Provide site lighting plan to meet minimum city standards.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C- 10 The applicant shall comply with Alexandria's Erosion and Sediment Control Code, Section 5, Chapter 4 and provide a phased erosion and sediment control plan consistent with grading and construction.

- C-11 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

Code Enforcement:

No new comments

Health Department:

No new comments

Police Department:

No new comments

Historic Alexandria (Archaeology):

No new comments

Parks & Recreation (Arborist):

- F-1 Provide species of proposed street trees.

Virginia American Water Company

- F-1 VAWC does not install 3" pipes, change the domestic service size to either 2" copper or 4" DICL (ductile iron cement-lined) pipe.

GT

APPLICATION for DEVELOPMENT SITE PLAN

DSP # 2002-0004

PROJECT NAME: Prince Street Office Building

PROPERTY LOCATION: 1708 - 1710 Prince Street

TAX MAP REFERENCE: 73.02 - 02 & - 04 ZONE: OCH

APPLICANT Name: Duke Enterprises, Inc.

Address: 1707 Duke Street, Alexandria, VA 22314

PROPERTY OWNER Name: Same

Address: _____

SUMMARY OF PROPOSAL: Site plan approved by City Council January 13, 2001
as modified by Consent Order between Duke Enterprises, Inc. and City of Alexandria in Chancery No.
CH 010410 (Alexandria Circ. Ct., October 30, 2001.) See attached.

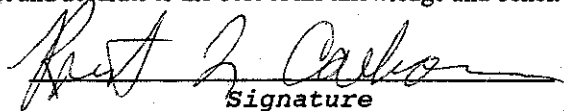
MODIFICATIONS REQUESTED: Extension of site plan for additional 18 months.

THE UNDERSIGNED hereby applies for Development Site Plan approval in accordance with the provisions of Section 11-400 of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

Robert L. Calhoun, Agent
Print Name of Applicant or Agent


Signature

510 King Street, Ste. 301
Mailing/Street Address

703/684-2000 703/684-5109
Telephone # Fax #

Alexandria, VA 22314
City and State Zip Code

February 12, 2002
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====

Application Received: 2-13-2002
Fee Paid & Date: \$ 70.

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

PRINCE ST. OFFICE BLDG.

All applicants must complete this form.

1. The applicant is the (check one):

☒ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Charles R. Hooff III.

1707 Duke Street

Alexandria, VA 22314

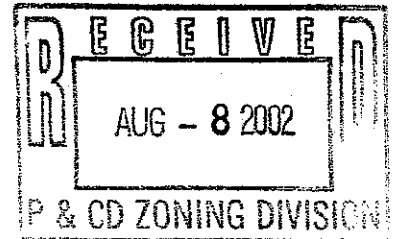
If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

REDMON, PEYTON & BRASWELL, L.L.P.
510 KING STREET, SUITE 301
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 684-2000
FACSIMILE (703) 684-5109



August 8, 2002

Eileen Fogarty
Director
Department of Planning and Zoning
City of Alexandria
301 King Street
Alexandria, Virginia 22314

Re: Development Site Plan #2002-0004

Dear Ms. Fogarty,

As I have previously indicated to Greg Tate, I have discussed the new conditions, numbered 35 and 37 that have been proposed by your staff and, in the case of number 37, the staff of T&ES with our client, Duke Enterprises, Inc. (Duke Enterprises) Condition 35 would require the making of several additional changes to the building while Condition 37 would require a major redesign of the entrance to the garage. I have advised Greg that neither of these conditions is acceptable to Duke Enterprises. In advance of the preparation of the staff report on this site plan, I wanted to provide additional explanation for our opposition to these two conditions.

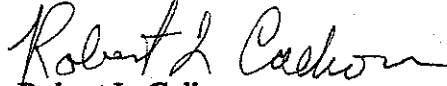
Although by the use of a new docket number, it is implied that this is either a new or amended site plan, it is, rather, a simple request for an extension of the 18-month time limit imposed by the Zoning Code for the beginning of work on the previously approved site plan, number 2000-043 by the City Council on January 13, 2001, as modified by the Consent Order in Chancery Case # CH 10410 between Duke Enterprises and the City.

Pursuant to the Council's approval, Duke Enterprises has expended considerable sums to prepare a final site plan and has submitted such final site plan for what should be routine approval by the relevant City departments. However, the "new conditions" proposed treat the site plan as though it was still in its preliminary stages. To propose such changes at this late date is not, in our view, a fair, appropriate or a lawful exercise of the City's zoning powers. Since the site plan that has been filed with the City complies with the conditions imposed by the City Council and the Consent Order, there is no basis for a further revision of its provisions.

Duke Enterprises has made a good faith effort to work with the City, in particular in the matter of the building design, and has made a number of changes to meet the City's concerns. We will continue to do so where this can be done without making major changes in the filed

plan. I appreciate your willingness to meet with me earlier to discuss this matter. I will be glad to discuss it with further if you think it would be useful.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Robert L. Calhoun".

Robert L. Calhoun

Attorney for Duke Enterprises, Inc.

cc. Charles R. Hooff.

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 3, 2002

TO: CHAIRMAN AND MEMBERS
ALEXANDRIA PLANNING COMMISSION

FROM: RICHARD BAIER, P.E., DIRECTOR
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SUBJECT: 1708 -1710 PRINCE STREET
DSP# 2002-0004

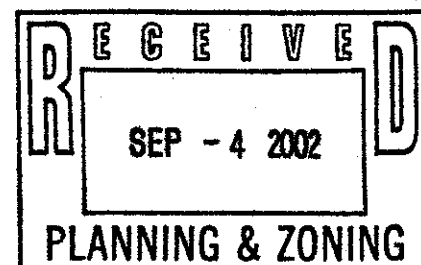
The following new condition was included during the Site Plan Coordinating Meeting on June 12, 2002 with the applicant. However, this comment was inadvertently deleted during the final preparation of T&ES's comments. Please include the following condition:

Re-align the ADA ramps and re-configure the building walls on the garage exit drive isles to provide improved sight distance at both entrances (Prince & Reinekers) to the satisfaction of the Director of T&ES.

cc: EILEEN FOGARTY, DIRECTOR, PLANNING & ZONING

City of Alexandria, Virginia

MEMORANDUM



DATE: SEPTEMBER 3, 2002

TO: CHAIRMAN AND MEMBERS,
ALEXANDRIA PLANNING COMMISSION

FROM: RICHARD J. BAIER, P.E., DIRECTOR,
TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUBJECT: DUKE ENTERPRISES, INC., 1708-1710 PRINCE STREET
DSP # 2002-0004

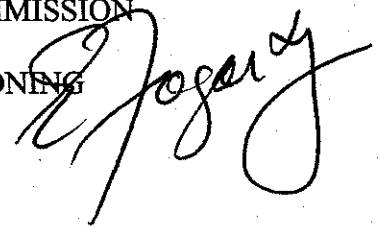
Transportation and Environmental Services department would like to add the following condition to this staff report:

Provide improved safety conditions for pedestrians and vehicles exiting both parking garages (Prince and Reinekers), to the satisfaction of the Director of T&ES, to correct for the limited sight distance at the garage entrances. Safety improvements may include a possible reconfiguration of the building walls on the garage exit drive aisles.

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 5, 2002
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION
FROM: EILEEN P. FOGARTY, DIRECTOR, PLANNING AND ZONING
SUBJECT: DSP #2002-0004
1708 - 1710 PRINCE STREET



The purpose of this memo is to delete the language of Condition #33 and replace it with a new condition. Staff met with the applicant and has worked out a compromise on the architectural treatment of the proposed building. The new condition is as follows:

33. The applicant shall work together with the City to refine the building facade and fenestration treatment to ensure that it is compatible with the neighboring buildings and has a distinct base, middle and top. The applicant shall incorporate the following changes in the exterior design treatment of the building:
- a) ~~Provide a clear defined building base with well defined cornice or top.~~
 - b) ~~Facade treatment shall not be of a slab (flat) design.~~
 - c) ~~Punched window openings with sills, lentils etc.~~
 - d) ~~Ground floor window treatment should reflect rhythm of upper floor windows.~~
 - e) ~~Well defined main building entrance.~~
 - f) ~~Relocate garage vents from along the sidewalks.~~
 - g) ~~Terminate the top edge of the roof line with a cornice treatment that relates back to rounded corner feature. (P&Z)~~

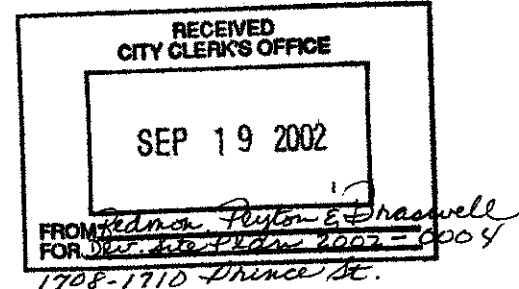
Sent to CC: CA, CM, Michele, Eileen, & P. Smith
REDMON, PEYTON & BRASWELL, L.L.P.

510 KING STREET, SUITE 301
ALEXANDRIA, VIRGINIA 22314

TELEPHONE (703) 684-2000
FACSIMILE (703) 684-5109

September 19, 2002

Beverly Jett
City Clerk and Clerk of City Council
City of Alexandria
301 King Street
Alexandria, VA 22314



Re: Development Site Plan #2002-0004 - 1710
Prince Street - Appeal from Decision of Planning Commission

Dear Ms. Jett:

Pursuant to Section 11-409(C) of the Zoning Ordinance, Duke Enterprises, Inc., Applicant appeals the decision of the Planning Commission, dated September 5, 2002 in the above-entitled matter.

Specifically, Applicant appeals the decision of the Commission to impede as a condition of its approval, condition numbered 33, concerning a requirement for an agreement between the Applicant and the City with respect to certain design features. In applicant's opinion, the imposition of this condition is beyond the legal authority of the City.

A representative of the Applicant and the relevant City staff are, nevertheless, are now engaged in discussions in an effort to resolve these issues on a mutually satisfactory voluntary basis. Accordingly, to provide time for this process to work, it is requested that this matter not be docketed until the November City Council Public hearing at the earliest.

A check in the amount of one hundred fifty dollars (\$150.00) for the required filing fee is enclosed.

Sincerely,

Robert L. Calhoun
Duke Enterprises, Inc.

By counsel
Robert L. Calhoun
Redmon, Peyton & Braswell, L.L.P.

cc: Director
Department of Planning and Zoning
City Attorney

